

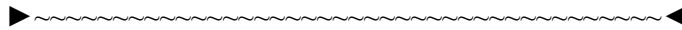


HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

April 3, 2014

Approved April 17, 2014

6:00 P.M. ~ Work Meeting (Open to the Public)



[7:10:20 PM](#) **7:00 P.M. ~ Regular Planning Commission Meeting**

Attendance

Planning Commission Members:

Wayne Hill
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Clint Smith
Tony DiConza
Jeremy Burkinshaw

Council Members:

Matt Robinson
Mike Day
Coralee Wessman-Moser
Mayor Carmen Freeman

• **City Staff:**

Bryn McCarty; Planning Supervisor
Sandra Llewellyn, Planning Administrative Coordinator
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Augusto Robles, Engineering
Blake Thomas, City Engineer
Tami Moody, PIO

• **Guests:**

Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

Chair Hill welcomes those in attendance and thanks the City Council and Mayor for attending tonight.

1.1 [7:10:46 PM](#) Reverence / Thought: [Chris Berbert](#)

1.2 [7:11:15 PM](#) Pledge of Allegiance: [Bart Place](#)

1.3 [7:11:50 PM](#) Roll call: [Full Quorum](#), [Wade Thompson absent](#)

1.4 [7:12:00 PM](#) Approval of electronic minutes for: [March 6, 2014](#).

Commissioner Robyn Shakespear **MOVES** to approve the minutes for March 6, 2014.

Commissioner Clint Smith **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

2.1 [7:12:19 PM](#) ~~07S14~~ – Boss – 13997 S 7300 W – Proposed Subdivision of 13 Single Family Lots Acres: 5.25 – Zone: A-1 – Units: 13 (*Public hearing was held 3/6/2014*)

Bryn McCarty orients the planning commission about this development.

Barbara Boss, 13957 S 7300 W (applicant), explains that engineering does want her to stub to the south and they are comfortable with the curb. Because of the curve in the road, they don't want the property to the south accessing 7300 W at that point. With the additional costs she's incurring due to those changes, she's asking for 12 lots.

Commissioner Blayde Hamilton **MOVES** to approve this item with changes to the plan, deleting 102 and combining 103 and 101 together to make it a half acre lot. A maximum of 10 lots with a maximum of 1.90 and the rest of the staff requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

2.2 [7:20:55 PM](#) [10C14](#) – Ohrn – 13892 S 7300 W – Proposed Home Occupation in an Agricultural Zone for Riding Lessons – Acres: 2.47 – Zone: A-.25

Bryn orients the planning commission about this home occupation. Employees will be coming to the home. The business is horse riding lessons. Bryn shows them pictures of the property and describes the details of the business requested.

Sherrie Ohrn, 13892 S 7300 W (applicant), explains that the arena and barn are all fenced. She is planning to add an indoor arena, depending on how well the program goes. She will be doing general riding and therapeutic riding lessons. A brief discussion about the details of the business took place between commission and applicant.

Commissioner Clint Smith **MOVES** to approve this item with the requirements outlined by staff and two additional requirements. Item #9 would be no employee or student parking on 7300 West and item #10 to demonstrate to staff that they have a dust mitigation plan in place. Item #11 as well, hours of operation limited to between 10:00am and 8:30pm.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

2.3 [7:34:54 PM](#) [04Z14](#) – Suburban Land Reserve, Inc. – 6801 W 11800 S – Proposed Rezone to R-2-10 & C-2 – Acres: 300 – Zone: Salt Lake County (*Public hearing was opened on 3/6/2014*)

Chair Hill explains that this item 2.3 and item 2.4 will be discussed together.

Bryn McCarty orients the planning commission about this development with maps and explains that this area is an annexation. This is a recommendation from the planning commission and it goes on to City Council for final approval.

Tim Soffe (applicant), Think Architecture, 5151 S 900 E, expresses how pleasantly surprised he has been with the cordial attitude and demeanor of residents, staff and city council. He reviews some of the highlights from the process they've gone through. They've reduced the maximum density of the project. They've reduced the maximum amount of apartments in the project and are controlling their location and adding restrictions on the apartments and overall zoning in general. The general plan allowed a possibility of 1,613 for apartments. They've modified that amount to only allow for 600 apartments. They also increased the buffer, adjacent to the Heritage Place Subdivision, from 500 feet to 1,700 feet and lowered the density in that area to 3 units per acre. They don't want to force traffic on to Heritage Hill Drive, he

recommends keeping that closed until another access point is in place. He describes the detailed approval process any builder will be required to go through.

[7:51:01 PM](#) Chair Hill opens up the meeting to continue the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Jared Henderson, 12568 Heritage Hill Court, (representing residents in Heritage Estates), has been concerned with the direction development is going in the city. In regards to this development, he can't be happier about the process that's been taken. He wants the city to have a small town feel and hopes that the council will look at development respecting that identity and working to preserve it. The Heritage Estates residents are appreciative of the staff, City Council and the Mayor for listening to their suggestions and concerns. After educating themselves about density, they reached out to the council and to the developer and shared their concerns. Almost to the letter, SLR has made every change that was requested. He really supports this revised proposal. He feels very happy with the overall experience he's gone through, it's been a very positive one. He believes this development is setting a standard. Through this process, he realized that residents really can make a difference if they make sure to express what they want and communicate their vision for the city.

Paul Jones, 12576 S. Sunlight Hill Court, wanted to thank SLR and Tim Soffe, he's never seen developers work with the community they way they have. It's been remarkable. He thanks SLR and Tim for letting this property be part of Herriman. He thanks the planning commission as well. He feels like their job is a tough one and feels that sometimes it's very thankless. He appreciates being listened to and thanks the commission and full-time staff, as well. He believes this has created a new vision and puts balance back to what's been planned. He also offers thanks to the group at the meeting for their respectful responses and their commitment to the process. It's given him a great community pride. He offers his support to the commission and to the city council.

Robin Glassey, 12513 Heritage Hill Court, expresses gratitude for the cooperation regarding this development. She's grateful for the concern regarding traffic. Her neighborhood committee took this issue to the residents of Heritage Place Estates. Her committee came up with three viable options and polled the residents of the community. The options were as follows: first, to keep Heritage Hill Drive closed to car traffic but provide access to bikes and pedestrians. The second option was to keep Heritage Hill Drive open but with a speed sign to discourage speeding. The third option was to have it open but with an adjoining street into the development and have that be the offset. The majority of residents selected the first option, to keep the street closed to through traffic. The residents understand that emergency access is needed, but the residents want the neighborhood to remain traffic free and safe.

Aaron Fish, 12546 Sunlight Hill Court, his main concern now, is for the future developments in the city. He's still concerned with high density. He pleads with the commission to slow down the high density in future developments. He also asks that the city newsletter include information about future developments coming into the city.

Betty Barker, 12513 S Sunlight Hill Court, shows a hand drawn map of Herriman and explains that this was the map of Herriman when it was first settled. She shares many historic documents that she's gathered for Herriman City. She speaks of fun facts regarding Herriman City's history. There is a time capsel burried at the cemetery, who purchased the first violin and that the women wore straw hats. She expresses that all the people she's recently dealt with regarding this development have a heart for Herriman. This is a special place and she hopes that as we plan the city that we will be able to drive through it and be proud of it.

[8:19:42 PM](#) Chair Hill closes public comment.

Commissioner Clint Smith **MOVES** to recommend to the city council approval of this item with the following recommendations; staff recommends approval of the rezone, with the following zoning

conditions: item #1: The property marked as Area A on the attached map shall have 103.65 acres of eight dwelling units per acre and 30 acres of 20 dwelling units per acre and multi-family residential buildings shall be restricted to three-stories. Item #2: The property marked as Area B on the attached map shall have a maximum over-all density of seven dwelling units per acre. Item #3: The property marked as Area C on the attached map shall have a maximum over-all density of three dwelling units per acre; and apartments should be prohibited in Area B as well. Those zoning changes would take effect upon the official annexation into the city.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

- 2.4 [8:30:34 PM](#) **09C14** – Suburban Land Reserve, Inc. – 6801 W 11800 S – Preliminary Planned Unit Development (PUD) of single family, townhomes, and apartments – Acres: 300 Zone: Salt Lake County – Units: 2,090

Bryn McCarty explains that the PUD is a preliminary for the whole thing. It comes back for final approval with all the details of the plan. She explains that the PUD will be approved at the next meeting and requests any changes to be sent to her.

Commissioner Blayde Hamilton **MOVES** to continue this item to April 17, 2014.

Commissioner Clint Smith **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

- 2.5 [8:32:55 PM](#) **11C14** – America First Credit Union – 13400 S Moorfield Drive – Proposed America First Credit Union – Acres: 1.2 – Zone: MU-2

Bryn orients the planning commission about this credit union with site plans, maps and building elevations.

Jeff Randall (applicant), with Anderson Wall and Associates, representing America First Credit Union, asks for clarification regarding parking, landscaping and two accesses being combined into one.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff requirements with a change to item #8 that they work with staff for the entrance and item #11a that they provide a berm to meet city ordinance and that they can move a couple feet to the inside with their building; and item #13 that they are fine with 38 parking spaces.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

8:45:20 PM Chair Hill asks for a five minute break

- 2.6 8:51:48 PM **46S13** – Butterfield – 5884 W 12900 S – Proposed Amendment to an Approved Subdivision to add 2 Additional Lots – Acres: 1.89 – Zone: A-.25 – Units: 5 (**HEARING**)

Bryn McCarty orients the planning commission about this development with maps and building elevations.

8:52:57 PM Chair Hill opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

8:53:13 PM Chair Hill closes public comment.

Zac Butterfield, 5852 W 12900 S (applicant), he described a private road agreement that he's written.

Commissioner Jeramy Burkinshaw **MOVES** to deny this item on the basis that it doesn't meet current ordinance. You still have the approval for the previously approved 3 lot subdivision.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

- 2.7 9:02:07 PM **13C14** – Tarbet – 14107 S Maria Way – Proposed special exception to the

rear yard setback – Acres: 0.32 – Zone: A-.25

Bryn orients the planning commission about this development with maps and site plans.
Chris Tarbet, 12503 S Terrameer Avenue, explains that this is the best site plan he could provide.
Explains his preference is to slide the home forward and asks the commission to consider the corner area as the side yard.

Teddy Hodges, 13307 Copper Park, explains that this is the first lot he has been able to come to an agreement on. Requests information on the fence, he wouldn't like to have to pay for it.

KaCee Bertinell, 6970 Dusty Rose Circle, wants to make sure that the new owner knows that there is an easement for her water lines. She explained that there was never supposed to be a house next to her home so there wouldn't be complaints about her animals. She was also supposed to have a fence put in around her home.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations and adding item #3 that the south west corner would be 21' and the rear would be 18'8" as minimums; and to make sure the staff works to find the easement for KaCee's water line and make sure we aren't building over that water line.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

2.8 [9:28:50 PM](#) **08S14** – HTC Communities, LLC – 5200 W Herriman Rose Blvd – Proposed Subdivision of 4 Lots – Acres: 22.98 – Zone: MU-2 – Units: 4 (**HEARING**)

Bryn McCarty orients the planning commission about this development with a map and plat.

[9:30:25 PM](#) Chair Hill opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[9:30:40 PM](#) Chair Hill closes public comment.

Commissioner Clint Smith **MOVES** to approve this item with staff requirements.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **ADJOURNMENT:**

Chair Hill calls for a motion to adjourn.

Commissioner Clint Smith **MOVES** to adjourn the meeting at [9:34:07 PM](#)

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Thursday, **April 10, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **April 17, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on April 3, 2014. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder